 **JLL** SEE A BRIGHTER WAY

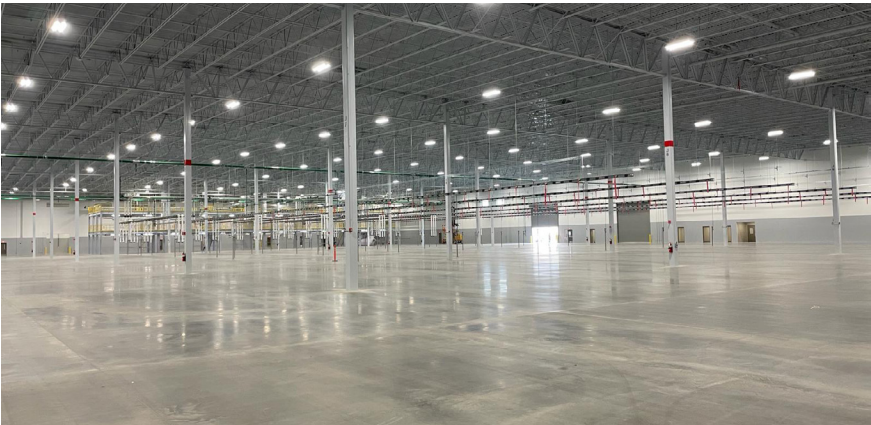
For sale

Offering memorandum

2265 Oakland Parkway
Columbia, TN

The offering

Introducing an exceptional opportunity in the heart of Columbia, Tennessee—a sprawling +/- 126-acre rail-served site, with over 730,000 SF of manufacturing space, perfectly suited for a wide range of commercial and industrial ventures. Boasting an impressive 12MW of power already in place, this remarkable property promises not only ample space for growth and expansion but also the vital infrastructure necessary to fuel your enterprise. With its strategic location and unrivaled access to transportation networks, this site offers unparalleled potential for businesses seeking a thriving hub in the heart of Tennessee. Join us in harnessing the boundless possibilities at this prime property, where innovation meets practicality, and success finds its ultimate platform.



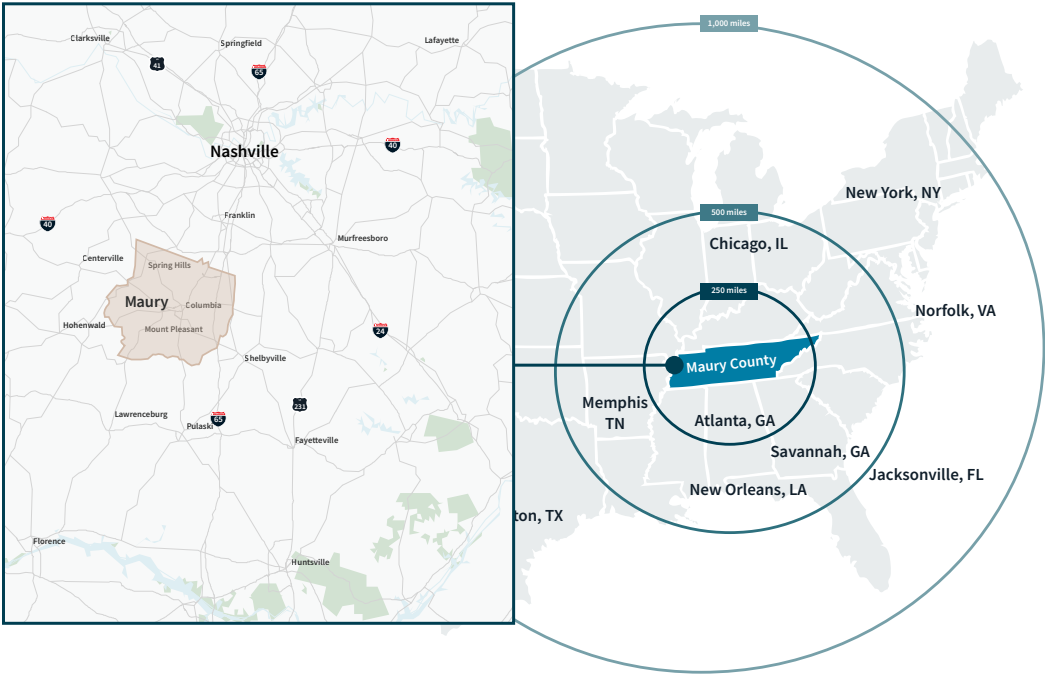
Property overview

Land Area	± 126 AC
Year Built	2024
Total Building Area	± 730,000 SF
Office SF	26,640 SF
Clear Height	36' - 41'7"
Loading Docks	10 w/ levelers and restraints
Power	3 MW current (expandable)
Rail	CSX / TN Southern
Auto / Trailer Parking	256 / 30

- Part of the Nashville MSA
- 25 minute drive to Ultium Cell/GM Spring Hill, TN plant
- Within a 30 minute commute of one of the top U.S. HQ markets
- Less than one hour from Nashville International Airport (BNA)
- Within a four hour drive of 10 Automotive OEM
- Strategically located on I-65 between Nashville, TN and Huntsville, AL
- Within a two day drive of 75% of all major U.S. markets

Location

Welcome to Maury County, a strategically located region nestled between two of the most vibrant markets in the United States, Nashville, TN, and Huntsville, AL. With a regional airport within the county and convenient access to Nashville International Airport, which offers daily flights to Europe, Maury County ensures seamless connectivity for your business ventures. Additionally, our prime location means that an impressive 70% of U.S. markets can be reached within a day's drive, while 75% are easily accessible within a two-hour flight. Furthermore, Maury County's advantageous position places ten automotive OEMs within a four-hour drive, and it is home to one of the top U.S. headquarters markets, all conveniently accessible within a mere 30-minute commute. Adding to our transportation infrastructure, both CSX and TN Southern Railroad provide efficient rail connections through the county. When it comes to choosing the ideal location for your business, Maury County stands out as the strategic choice.



Highly skilled labor market area with 830,000+ people



Public owned sites available



Access to 11 automotive OEMs within a 4-hour drive

Recent investment



Market overview

Maury County overview

4th

fastest growth rate in TN
US Census

11.3%

5-year job growth
EMSI

Top 5%

US County growth rate
US Census

#1

in TN for incoming investment
SmartAsset

13.8%

5-year population growth
EMSI

#34

in US for incoming investment
SmartAsset

Maury County labor market area

Large labor force

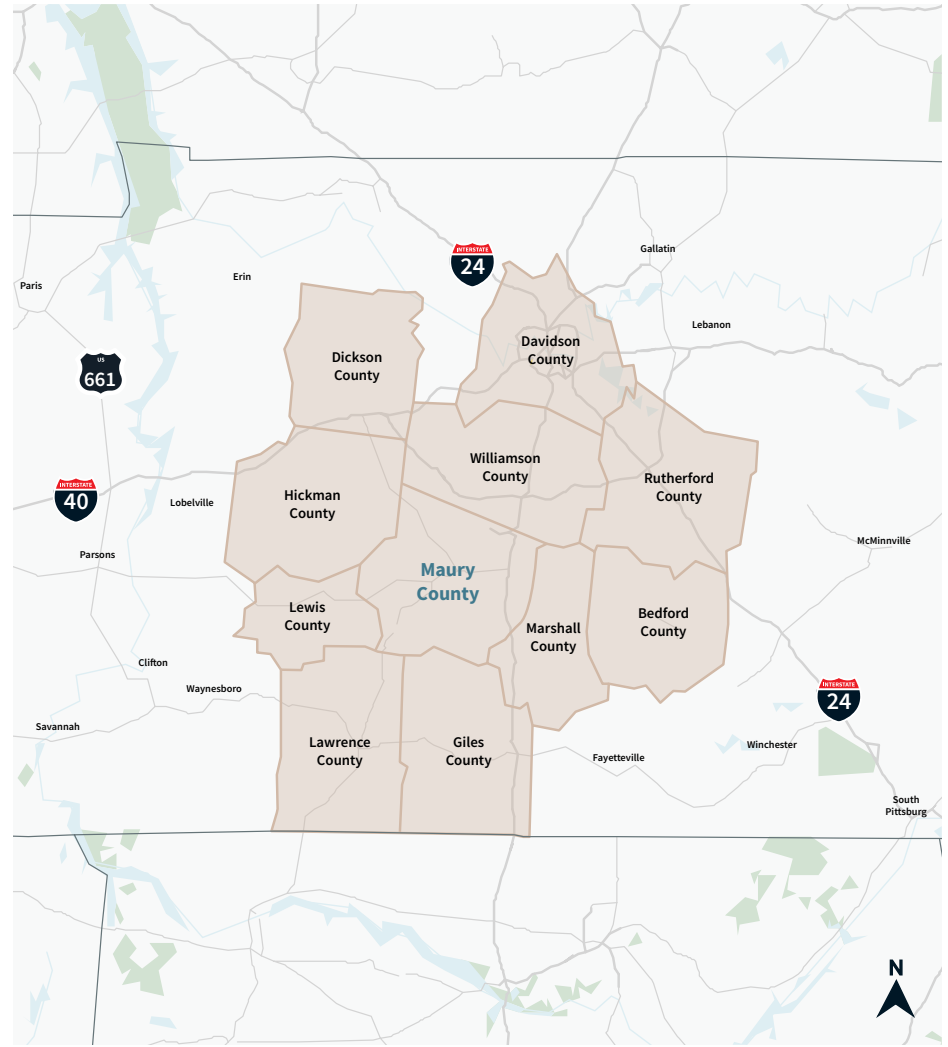
830,000+ people

High education attainment

44% Associate degree or higher

Active talent pool

80.96% Prime age labor participation rate



Market overview

Active projects



Project breakdown



Cost of living

95.7	Maury County, TN	99.4	Charleston, SC
98.9	Nashville, TN	140.0	Oakland, CA
114.4	Chicago, IL	111.9	Denver, CO
100.4	Atlanta, GA	159.1	New York (Brooklyn), NY

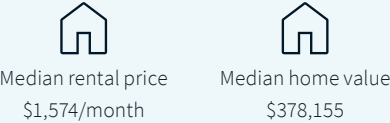
Unemployment rate

May 2022	May 2023	Apr 2022	Apr 2023	Mar 2022	Mar 2023
2.9%	2.7%	2.8%	2.2%	3.0%	2.6%

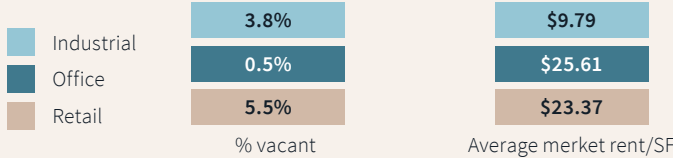
YTD housing permits



Housing price



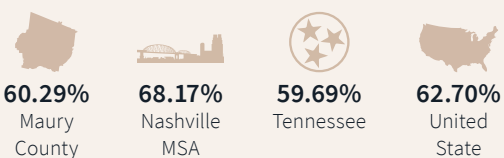
Current vacancy and rates



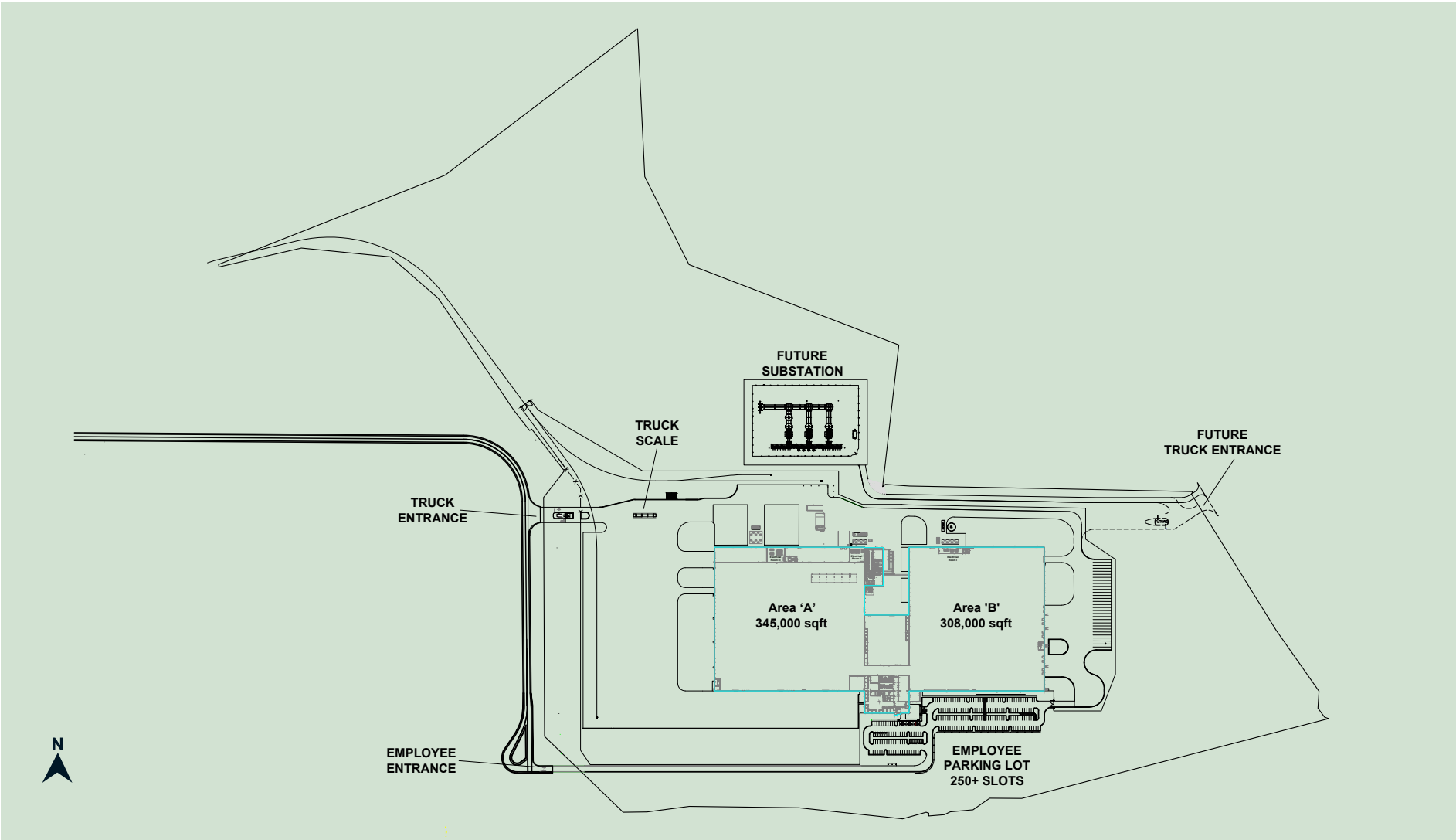
Maury County employment



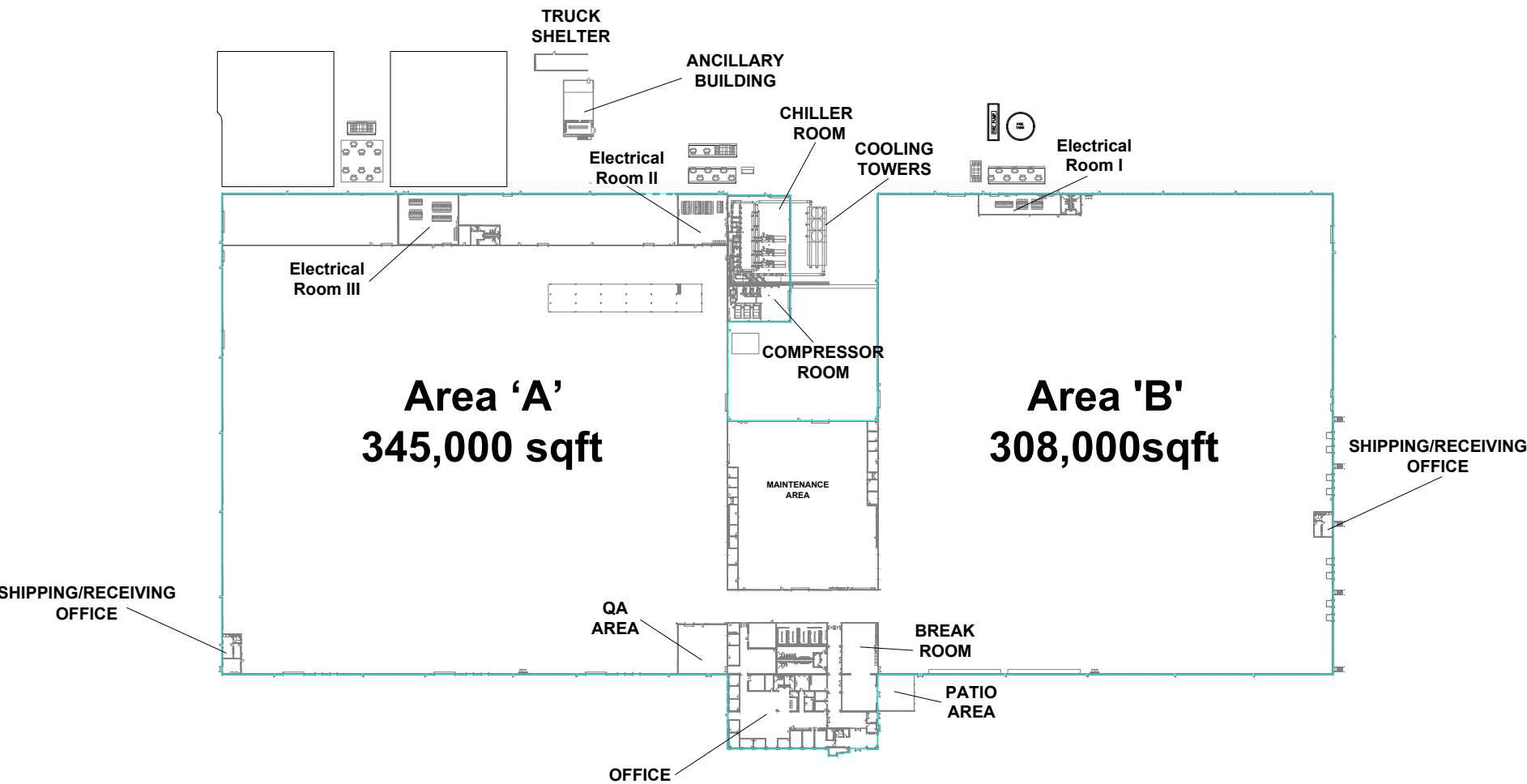
Labor force participation



Site plan



Overall floor plan



Overview of specs

Building specs

Main manufacturing footprint	660,000 sqft
Maintenance core and offices	36,000 sqft
Office building	26,640 sqft
Chiller and compressor	10,800 sqft
Blower building	4,320 sqft
Guard house	240 sqft
Waste area	1,035 sqft
Truck unload	1,270 sqft
Clear height	41' 7" peak, 36' outer wall
Dock doors	2 dock doors with levelers & restraints on west side, 8 dock doors with levelers & restraints on north side
Automobile parking spots	256 incudes (12 motorcycle, 20 EV, 9 visitor & 8 ADA)
Trailer/truck spots	30 defined (large yard which can be additional trailer parking)
Floor slabs	Manufacturing is 8"-10" 3500 psi per slab plan, main office is 4" 3500 psi

Power

3 MW currently in place	Substation proposed to expand power by 30/40/50 MW
In-place KVA lines can supply 9 additional MW (Equipment in place)	
HVSL from 3 substation feeds	3
2500 KVA—Pad-mounted transformers	10 of 17 in place for full build out of 3 electrical rooms
Medium voltage switch gear size 3200 AF/3200AT	10 of 17 in place for full build out of 3 electrical rooms
1000A buss duct	6
250 KW diesel power generator	1

Water

Water line	6"
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Natural gas

6" gas line on property fed from 4" off site - 30,000 MCF/year @ 15 PSIG	Can upgrade to get 90,000 MCF/year @ 15-70 PSIGHVAC5
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HVAC

5 air changes/hr in place	Designed for 15 air changes/hr, louvers & 42 exhaust fans installed but need to add exhaust fans (38)
Offices are heated and cooled	2 RTU's
Manufacturing has some spot cooling RTU's	17 Installed, 11 future
Gas fired MAU's (9)	-

Fire protection

Fire water feed	6"
Gallon storage tank	180,000
GPM @ 150 PSI electric & 2000 GPM @ 150 PSI diesel back up pump	-
ESFR sprinklers per zone dwg	-

Lighting levels—LED fixtures

Manufacturing	30 FC
Office areas	50 FC

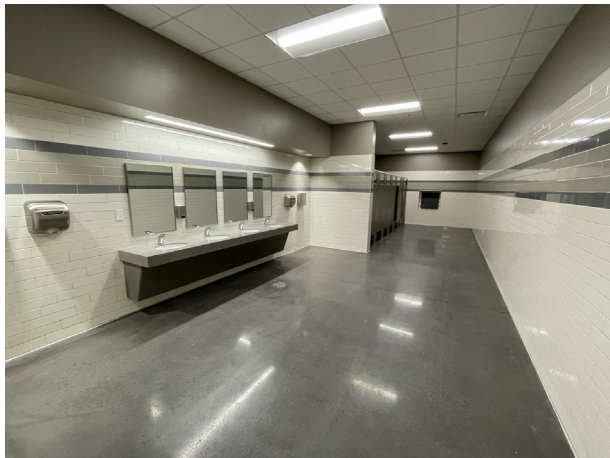
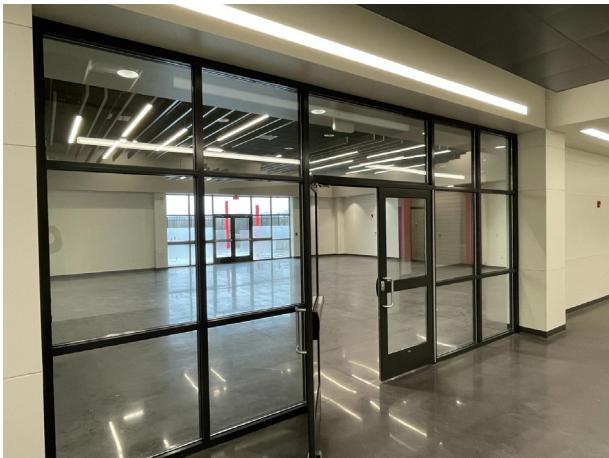
IT infrastructure

The MDF data cabinet NEMA 1 Hoffman data cabinet providing 45RU. A grounding buss bar is included as well as a rack-mounted APC Symmetra 4000VA (scalable to 6kVA) uninterruptable power supply with network management card	1
IDF data cabinet NEMA 12 Hoffman data cabinet providing 19RU. A grounding buss bar is included as well as a rack-mounted APC 1500VA uninterruptable power supply with network management card	21
250 KW diesel power generator	1
Fiber optic cable 72F OS2 running to all IDF's and MDF-01	-
All offices cabled with CATEGORY 6 UTP cables	-

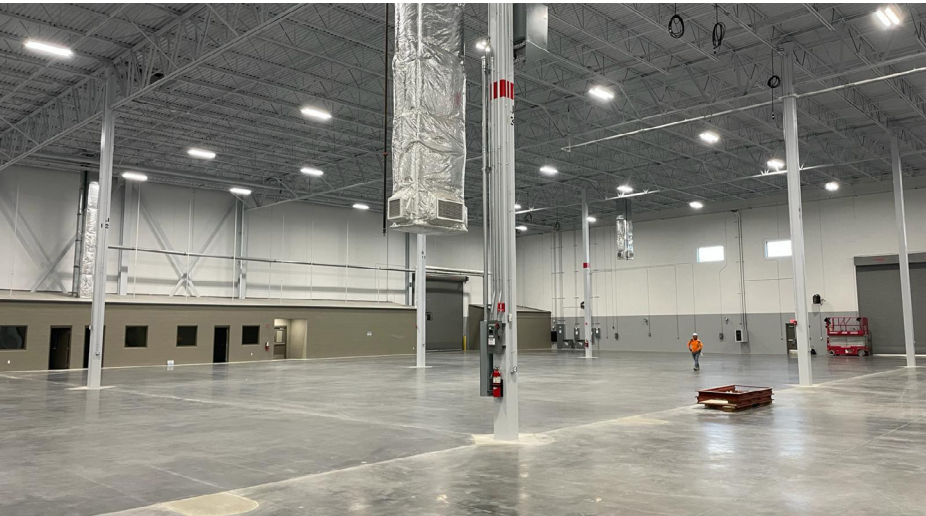
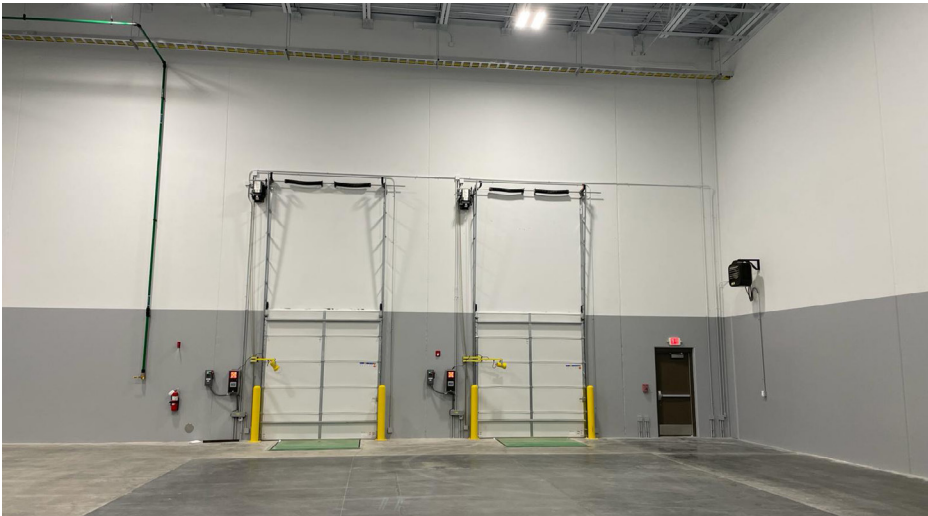
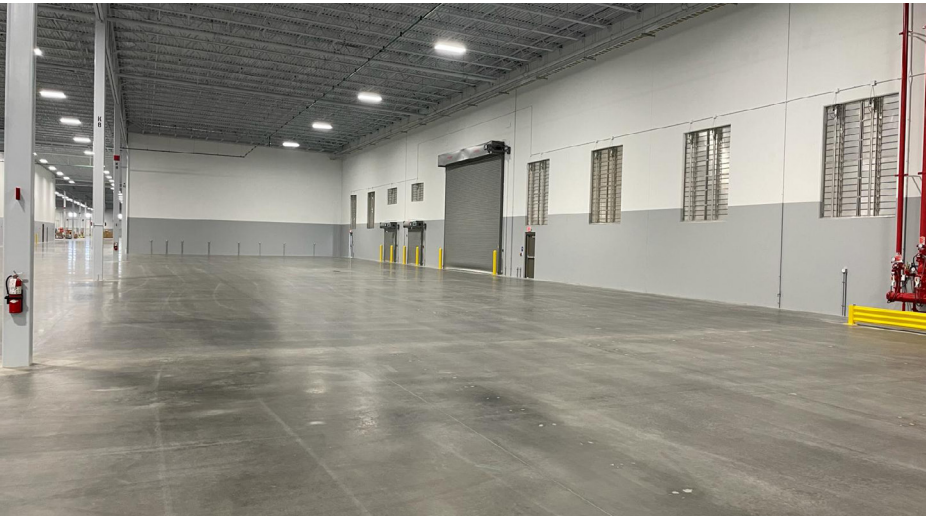
Compressed air system	
RE300IE-125 Ingersoll fixed speed air compressor (400 HP)	2
RS315NE variable speed (422 HP)	1
Receiver tanks (5,000 gal)	2
X81 system controller	1
EH2100 desiccant compressed air dryers	3
Contact water system	
FLYGT FP3202 water circulation pumps W/VFD	2
68FS-2SB-6F water filters	2
Alfa Laval heat exchangers	2
11050 gallon buffer tank BTH1050F	1
Chilled water system	
YKMCK7K2-FAH York chillers (1300 TON York)	3
Marley cooling towers system (NC8414YAS)	1
Taco pumps	
• 3-2800 GPM	
• 3-2600 GPM	12
• 3-3600 GPM	
• 3-1200 GPM	
Vacuum skid	1

Note: Seller reserves the right to identify any exclusions from the building sale.

Office photos



Plant photos



Contacts

Jeff Feste

Senior Managing Director

jeff.feste@jll.com

+ 1 815 985 3538

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